

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR MARCH 22, 2006
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** March 8, 2006
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

IX. PUBLIC HEARING

- * 1. USE PERMIT NO. UP2005-27 AND "S" ZONE APPROVAL AMENDMENT NO. SA2006-10** *(Continued from March 8, 2006):* A request to locate six (6) panel antennas and four (4) associated equipment cabinets in the Great Mall Tower sign and install a roof top penthouse for the operation of the omnipoint T-Mobile network located at 447 Great Mall Drive (APN: 086-24-055), zoned General Commercial (C2). Applicant: T-Mobile. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 2445) *(Recommendation: Approve with Conditions)*
- * 2. TIME EXTENSION NO. TE2006-1:** A request for a one time 18-month time extension for a new 47,990 square foot multi-purpose animal facility with associated site improvements located in the Ames Industrial Park at 901 Ames Avenue (APN: 086-31-006), zoned M2, Industrial Park. Applicant: Humane Society of Silicon Valley. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# N/A) *(Recommendation: Approve with Conditions)*
- * 3. MINOR TENTATIVE PARCEL MAP NO. MI2005-4:** A request for a two-lot subdivision of a .38 acre site located at 387 Rudyard Street (APN: 022-22-071), zoned R1-6, Single Family Residential. Applicant: Hai Tran. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 3202) *(Recommendation: Continue to April 12, 2006)*

4. **MAJOR TENTATIVE PARCEL MAP NO. MA2005-9, “S” ZONE APPROVAL NO. SZ2005-9 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2005-11** (*Continued from February 22, 2006*): A request to demolish a 124,026 square foot industrial building and construct twelve (12) new R&D buildings, totaling approximately 127,986 square feet, a Tentative Parcel Map to subdivide into industrial condominiums, sign program, and site modification including the removal of protected trees, located at 1100 Cadillac Court, (APN: 022-38-016), zoned Industrial Park (MP). Applicant: DES Architects. Staff Contact: Kim Duncan, (408) 586-3283. (PJ# 3195) (*Recommendation: Adopt the Mitigated Negative Declaration and Approve with Conditions*)
5. **USE PERMIT NO. UP2005-20 AND “S” ZONE APPROVAL AMENDMENT NO. SA2005-71**: A request to amend the existing sign program with the addition of a new 15 foot 6 inch tall monument sign for Milpitas Center, located at 10 South Abbott Avenue (APN: 022-25-037), zoned Neighborhood Commercial (C1-S)-Midtown. Applicant: William Cilker. Staff Contact: Kim Duncan, (408) 586-3283. (PJ# 2436) (*Recommendation: Approve with Conditions*)
6. **USE PERMIT NO. UP2006-2**: A request for a temporary double-wide sales trailer and associated site improvements including a parking lot and landscaping for the KB Terra Serena podium multi-family sales facility located west of the O'Toole Elms on the east side of Abel Street located at 600 South Abbott (APN: 086-05-009), zoned Multi Family High Density (R3). Applicant: KB Home. Staff Contact: Dennis Carrington, (408) 586-3275. (PJ #3160) (*Recommendation: Approve with Conditions*)

X. ADJOURNMENT

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

THE NEXT PLANNING COMMISSION MEETING IS April 12, 2006

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Alex Galang-regular member, Norman Azevedo-regular member, Cliff Williams-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. There being no items for consideration, the Planning Commission Subcommittee meeting is canceled.

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN

GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT
THE OPEN GOVERNMENT COMMISSION

at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.

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A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website www.ci.milpitas.ca.gov Select Open Government Ordinance under News Features